

EXECUTIVE SESSION - CITY PLAN AND ZONING COMMISSION, THURSDAY, JANUARY 18, 1962.

PRESENT: Commissioners I. Robert Traverse, Chairman, Helene B. Warner, Paul A. Hoover, James J. Higgins and Sebastian Passanesi.

ALSO

PRESENT: B. Ralph Gustafsson.

ABSENT : Commissioner William Warshauer.

The meeting was called to order at 7:45 P.M. by the Chairman, I. Robert Traverse.

The following items were discussed and acted upon:

1. FINAL APPROVAL - Subdivision "WIN-MAR HEIGHTS". By a request of the subdivider, William H. Lardi, the Commissioners, acting as the Commission on the City Plan, after viewing plans and other information, on motion of Commissioner Passanesi, seconded by Commissioner Higgins, unanimously approved said 3-lot subdivision off Margarite Road, contingent subdivider submit to the City Plan and Zoning Commission a corrected PLAN MAP, which map shall show the total frontage of each lot and a magnetic north point, and that a written copy of Corporation Counsel Edelberg's decision be included in the folder.
2. APPROVAL - Subdivision "McDOWALL ROAD". The Commissioners, acting as the Commission on the City Plan, inspected plans of said 11-lot subdivision and after discussion it was agreed that subdivision be tabled until the February Executive Session. Plans showed that lots numbered 1, 2, 3, 4, 8, 9 and 10 did not meet minimum lot requirements of a Medium Density Residence Zone, in which zone subdivision in question is located.
3. APPROVAL - Subdivision "MORGAN STREET (EXTENSION)". Plans of said 6-lot subdivision were examined and the Commissioners, sitting as the Commission on the City Plan, noted that lot No. 4 did not meet minimum lot size regulations of a Restricted Residence Zone. Subdivision in question is located in a Restricted Residence Zone. Minutes of Public Hearing revealed that the exact location of the easterly property line of Lot No. 6, which abuts the First Baptist Church property, was questionable. The Commission requested that the subdivider submit to the Commission on the City Plan, a letter stating that said property line dispute had been settled, and that if any changes be made, said changes be shown on the Plan map. A ruling by Corporation Counsel Edelberg stated that subdivider be responsible for all improvements of said street between Hunting Hill Avenue and a brook running from south to north across said subdivision. The Departments of Public Works and Public Health submitted letters with comments and recommendations, and the Commission will forward said letters to the subdivider. The Commission tabled said subdivision until above mentioned comments and recommendations have been corrected and the subdivider has the opportunity to appear again at the February Executive Session.

4. APPROVAL - Subdivision "MONARCH GARDENS". The Commission, acting again as the Commission on the City Plan, tabled subdivision "Monarch Gardens". Said 45-lot subdivision may seek approval again at the February Executive Session, provided, that the subdivider correct those comments and recommendations submitted by the Department of Public Works, that the subdivider design and relocate the approach of Temple Drive to Newfield Street in a less hazardous manner, that said intersection not be located on a curve and that said Temple Drive intersect with Newfield Street at right angles, if possible. The Commission on the City Plan recommends that subdivider look into the possibilities of relocating said street approximately 400 feet north of present location as shown on Preliminary Plan, in which case a sanitary sewer easement may be required. Said recommendations of the Commission on the City Plan is for the purpose of guiding and accomplishing a coordinated and harmonious development of the city and its environs, to best promote public health, safety, order and convenience and general welfare of the community. Any changes to said Preliminary Plan shall be resubmitted to the Department of Public Works.

5. PROCEDURES FOR DEPARTMENT OF PUBLIC WORKS. On motion of Chairman Traverse, seconded by Commissioner Higgins, the Commissioners, Acting as the Commission on the City Plan, unanimously voted that Commissioner Warner and Commissioner Hoover act as a sub-committee to draft proposed procedures for the Department of Public Works regarding report of approval or disapproval or recommendations for modification (letter of comments and recommendations).

6. CORPORATION COUNSEL RULINGS: The Commission, acting as both commissions, on motion of Commissioner Hoover, seconded by Commissioner Higgins, unanimously voted that Corporation Counsel be notified that all legal rulings be submitted to the City Plan and Zoning Commission in letter form.

7. APPROVAL OF CRP APPLICATION: On motion of Commissioner Hoover, seconded by Commissioner Passanesi, the Commission, acting as the Commission on the City Plan, unanimously voted to 1) dissolve the two member committee designated at the last Executive Session to study the CRP Application, and 2) that instead, the entire Commission would meet with Redevelopment Agency members Goundrey and Gamer on Tuesday evening, January 23, 1962 at 7:30 P.M. in the Commission office.

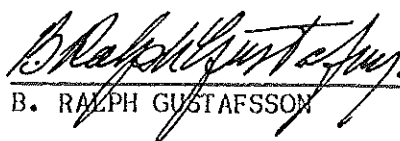
The approval of dates of General Plan Elements, anticipated adoption dates of revised Zoning Ordinance and Subdivision Regulations and a resolution of the CRP Application was tabled until a later date.

8. COORDINATE PLANNING ACTIVITIES OF COMMISSION ON THE CITY PLAN: The Commission, acting as the Commission on the City Plan, on motion of Commissioner Hoover, seconded by Commissioner Passanesi, unanimously voted that the Commission notify Mayor Roth as to the general planning activities of the Commission on the City Plan and request assistance in developing a better understanding and liaison between various city and private commissions, agencies and civic groups.

9. MEETING - CITY PLAN AND ZONING COMMISSION AND CITIZENS ADVISORY COMMITTEE:
The City Plan and Zoning Commission, acting as both Commissions, on motion
of Commissioner Warner, seconded by Commissioner Passanesi, unanimously voted
to meet with the Middletown Citizens Advisory Committee on Tuesday evening,
February 6, 1962 at 7:30 P.M., in the Commission Office.

Meeting was adjourned at 11:07 P.M.

RESPECTFULLY SUBMITTED:


B. RALPH GUSTAFSSON